



Monmouthshire County Council
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Cyngor Sir Fynwy
Neuadd y Sir, Rhadyr, Brynbuga
NP15 1GA

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Pen Y Worlod Stables

Address Line 1

Merthyr Road

Address Line 2

Town/city

Llanfoist

Postcode

NP7 9LR

Description of site location (must be completed if postcode is not known)

Easting (x)

328353

Northing (y)

213643

Description

Applicant Details

Name/Company

Title

MR & MRS

First name

DEAN

Surname

PROBERT

Company Name

Address

Address line 1

Pen Y Worlod Stables Merthyr Road

Address line 2

Address line 3

Monmouthshire

Town/City

Llanfoist

Country

Postcode

NP7 9LR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Roger

Surname

Field

Company Name

FTAA LIMITED

Address

Address line 1

6

Address line 2

High Street

Address line 3

Town/City

Crickhowell

Country

Postcode

NP8 1BW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

RETROSPECTIVE APPROVAL FOR "AS BUILT" SINGLE STOREY EXTENSION TO EXISTING PRIVATE DWELLING
PEN Y WORLOD STABLES, ABERGAVENNY

Has the work already been started without planning permission?

- Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

30/06/2021

Has the work already been completed without planning permission?

- Yes
 No

If Yes, please state when the development or work was completed (date must be pre-application submission)

14/11/2022

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

- Yes
 No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

- Yes
 No

(ii) alterations or enlargement to your roof?

- Yes
 No

(iii) the loss of any trees or hedgerows?

- Yes
 No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

E22/325

Date (must be pre-application submission)

14/11/2022

Details of the pre-application advice received

PLANNING PERMISSION IS REQUIRED FOR "AS BUILT" EXTENSION TO EXISTING RESIDENTIAL UNIT

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

MR & MRS

First Name

DEAN

Surname

PROBERT

Declaration Date

05/12/2022

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

MR & MRS

First Name

DEAN

Surname

PROBERT

Declaration Date

05/12/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Roger Field

Date

05/12/2022